

1658 Douglas

Jun 6, 2019 9:21:03 AM EDT
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ON

✓ 16-995* (3)

Case Master Maintenance

Case number: 681 Go To

Year	Number	Property Address	Location ID	Type	Inspector	Status	Images
14	00000071	1658 DOUGLAS AVE	9256	STW	JMM	AC	
02	00000508	1658 DOUGLAS AVE	9256	FN	WDH	CL	
10	00000627	1716 DOUGLAS AVE	9008	VEHC	MR	CL	
09	00000481	1722 DOUGLAS AVE	9006	VEHI	MR	IC	
14	00000196	1727 DOUGLAS AVE	9046	RECB	JMM	CL	
09	00000073	1727 DOUGLAS AVE	9046	PM	MR	CL	
14	00000195	1730 DOUGLAS AVE	9004	RECB	JMM	CL	
05	00000169	1731 DOUGLAS AVE	9048	ZONE	JL	CL	
04	00001311	1731 DOUGLAS AVE	9048	ZONE	WDH	VO	
04	00000140	1731 DOUGLAS AVE	9048	ZONE	WDH	CL	

Images attached = #

Direct access fields

Action: Year: 0 Number: 0

History report submitted

Case History Report Submitted

OK
Exit
Add
Change view
Subset
Set maintenance
Case action foll...

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NBR
 Parcel Number INSPECTOR
 ADDRESS
 BUILDING PERMIT NONE/EXPIRED Public 11/16/16 CASE CLOSED 12/19/16
 22-28-15-23310-032-0040
 1658 DOUGLAS AVE
 DUNEDIN FL 34698

CASE DATA: 1ST INSPECTION DATE November 16, 2016
 NOV COMPLY BY DATE December 19, 2016
 2ND INSPECTION DATE November 18, 2016
 DATE NOV SIGNED/MAILED
 STMT OF VIOL/BRD HEARING DATE
 AFF COMP/NON-COMP/REINSP DATE
 CEB INITIAL HEARING DATE
 CEB VIOLATION COMPLIANCE DATE
 DAILY FINE ASSESSED
 ACCRUED FINE TO DATE
 INSPECTOR PHONE # (LAST 4 #S) 3504
 TYPE OF MAINTENANCE REQUIRED
 TYPE OF ACCUMULATION

NOTICE NAMES: DAGIOS, JONI A OWNER Public PRINT PIN# IN LETTERS: Yes

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME
 11/16/16 1ST INSPECTION COMPLETED 11/18/16 Private JOSEPH W MAY 11/18/16
 RQST TEXT: Across street on permit question, noticed house with new doors and windows. 11/18/16
 RSLT TEXT: Across street on permit question, noticed house with new doors and windows. Checked computer and found no permits for renovation, started complete investigation into work completed without permits. 11/18/16
 12/19/16 REINSPECTION COMPLETED 12/19/16 Private MICHAEL KEPTO 12/19/16
 RSLT TEXT: AS OF 12/15/2016 A PLAN HAS BEEN SUBMITTED FOR REVIEW. WILL CLOSE CASE AND ALLOW PERMIT TO GO THRU PERMITTING PROCESS. 12/19/16
 12/19/16 NOTICE OF VIOLATION ISSUED 12/19/16 Private Date: 0/00/00
 Respond to: OWNER
 Send to: Mail tracking #:
 Name/address: DAGIOS, JONI A
 700 SCOTLAND ST
 DUNEDIN, FL 34698
 Telephone:
 Fax:
 Email: 12/19/16
 2ND INSPECTION COMPLETED 12/19/16 Private MICHAEL KEPTO 11/18/16
 RQST TEXT: HAVE PERMITS BEEN ISSUED FOR THIS PROPERTY? 12/19/16
 RSLT TEXT: AS OF 12/15/2016 A PLAN HAS BEEN SUBMITTED FOR REVIEW. WILL CLOSE CASE AND ALLOW PERMIT TO GO THRU PERMITTING PROCESS. 12/19/16

PREPARED 6/06/19, 9:28:27 CASE HISTORY REPORT
PROGRAM CE200L CASR NUMBER 16-00000995
CITY OF DUNEDIN, FLORIDA

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS STATUS DATE
Parcel Number INSPECTOR TENANT NAME TENANT NBR
22-28-15-23310-032-0040 Public 11/16/16 CASE CLOSED 12/19/16
1658 DOUGLAS AVE JOSEPH W MAY
DUNEDIN FL 34698

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME
12/19/16 CLOSE CASE COMPLETED 12/19/16 Private TOTAL TIME:

VIOLATIONS: DATE DESCRIPTION QTY CODE STATUS IN COMPLIANCE RESOLVED
11/18/16 BUILDING PERMIT REQUIRED 1 FBC. 105.1 11/18/16 12/19/16
LOCATION:
FLORIDA BUILDING CODE SECTION 105.1 PERMIT REQUIRED
Any owner or authorized agent who intends to construct,
enlarge, alter, repair, move, demolish, or change the
occupancy of a building or structure, or to erect, install,
enlarge, alter, repair, remove, convert or replace any
required impact-resistant coverings, electrical, gas,
mechanical or plumbing system, the installation of which is
regulated by this code, or to cause any such work to be
done, shall first make application to the building official
and obtain the required permit.
NARRATIVE: IMPROVEMENTS PERFORMED TO SITE AND DWELLING WITHOUT FIRST
SECURING THE REQUIRED PERMITS. ITEMS IMPROVED INCLUDE BUT
ARE NOT LIMITED TO THE FOLLOWING:
STORAGE SHED, FENCING, PATIO PAVERS, WINDOWS, MULTIPLE
EXTERIOR DOORS, KITCHEN CABINETRY, LAUNDRY FIXTURES, BATH
AND SHOWER FIXTURES, HOT WATER HEATER, ELECTRICAL LIGHTING,
NEW ELECTRICAL PANEL AND NEW TRANE A/C SYSTEM.

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Parcel Number				
ADDRESS	INSPECTOR		TENANT NAME	TENANT NBR
	Public	1/21/14	ACTIVE	1/21/14
STAGNANT WATER				
22-28-15-23310-032-0040				
1658 DOUGLAS AVE		JOSEPH W MAY		
DUNEDIN				
FL 34698				

CASE DATA:

1ST INSPECTION DATE	NOV COMPLY BY DATE
2ND INSPECTION DATE	DATE NOV SIGNED/MAILED
STMT OF VIOL/BRD HEARING DATE	AFF COME/NON-COMP/REINSP DATE
CEB INITIAL HEARING DATE	CEB VIOLATION COMPLAINT DATE
DAILY FINE ASSESSED	ACCURED FINE TO DATE
INSPECTOR PHONE # (LAST 4 #S)	TYPE OF MAINTENANCE REQUIRED
TYPE OF ACCUMULATION	

NARRATIVE:	7/17/2014 - Lien recorded OR BK 18466, PG 49-50; Affidavit of Non-Compliance recorded OR BK 18466, PG 51.	7/17/14
	12/4/18: City Attorney received permission from DCEB to begin collection procedures against owner. JM	12/11/18

NOTICE NAMES: HILL, KRISTI S	Public	PRINT PIN# IN LETTERS: Yes
	OWNER	

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
	1/21/14	1ST INSPECTION RQST TEXT: Pool green, overgrowth in rear and side yard. RSLT TEXT: Picture of green pool provided, overgrowth of rear and side yard grass and shrubs.	COMPLETED	1/21/14	Private	JOSEPH W MAY	1.00
	1/21/14	NOTICE OF VIOLATION	ISSUED	1/21/14	Private		
Respond to:			Date:	0/00/00			

DATE	TIME	REINSPECTION	COMPLETED	2/03/14	Private	JOSEPH W MAY
		RQST TEXT:	Check pool and vegetation. Post violation notice.		1/21/14	
		RSLT TEXT:	Door not secured to Utility room which has a door open to the pool. Secured door with a nail. All other doors on the front of the house secured. Left N.O.V. that had been returned		2/05/14	
					2/05/14	

CASE TYPE Parcel Number ADDRESS	DISPOSITION	DATE ESTABLISHED	INSPECTOR	TENANT NAME	STATUS	TENANT NBR	STATUS DATE
STAGNANT WATER 22-28-15-23310-032-0040 1658 DOUGLAS AVE DUNEDIN	Public	1/21/14	JOSEPH W MAY	ACTIVE			1/21/14
FL 34698							
2/03/14	REINSPECTION RSLT TEXT: tapped to front door.	COMPLETED	2/03/14	Private	JOSEPH W MAY	2/05/14	
3/18/14	REINSPECTION RQST TEXT: Check for secure and OG at site, pool clarity. RSLT TEXT: building and access to rear secured, overgrowth on both sides and up driveway getting worse. could see thru sgd on front, pool is green. neighbor believes something died in rear yard, volutres and smell. He has been throwing tablets that kill mosquitoes in to pool. He also informed me his neighbor has been mowing the grass in the front. keep monitoring, may need fish in pool if no one takes control of property.	COMPLETED	3/19/14	Private	JOSEPH W MAY	2/05/14	
3/25/14	TELEPHONE CALL NARRATIVE: Lisa Hunt, neighbor across street called to inquire about property and said rear fence has openings kids could get in. Also the front is being mowed by a neighbor who is a relative of the owner. She said this house has been vacant for around three years. She said the neighbor to the south has had a dog that needed to be treated for poison due to a frog, which they believed was coming from the abandoned property. On 3/26/14 I went out to the trail and found no sections of fence down and the gate on the trail side secured, pics in file.	COMPLETED	3/25/14	Private	JOSEPH W MAY	3/27/14	
4/17/14	REINSPECTION RQST TEXT: Send to board. RSLT TEXT: GRASS CUT FRONT AND REAR, SECURED REAR GATE. HOUSE SECURED. POOL GREEN, SHRUBS GROWING INTO SOFFIT, ON HOUSE, OVER DRIVEWAY AND FENCE IN DISREPAIR.	COMPLETED	4/15/14	Private	JOSEPH W MAY	3/27/14	
4/17/14	STMT OF VIOLATION/REQ HEARING Respond to: Send to: Mail tracking #: Name/address: Telephone: Fax: Email:	ISSUED Date: 0/00/00	4/17/14	Private			
4/17/14	NOTICE OF HEARING/INITIAL EVID Respond to: Send to: Mail tracking #:	ISSUED Date: 0/00/00	4/17/14	Private			

CASE TYPE	DISPOSITION	DATE ESTABLISHED	INSPECTOR	TENANT NAME	STATUS	TENANT NBR	STATUS DATE
Parcel Number ADDRESS STAGNANT WATER 22-28-15-23310-032-0040 1658 DOUGLAS AVE DUNEDIN	Public	1/21/14	JOSEPH W MAY	ACTIVE			1/21/14
Name/address: FL 34698 HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698 Telephone: Fax: Email:	REINSPECTION RSLT TEXT: POSTED FOR JULY HEARING. NO CHANGE AT SITE FOR CORRECTION OF VIOLATIONS.	COMPLETED 6/16/14	Private	JOSEPH W MAY			6/17/14 6/17/14
Respond to: Send to: Mail tracking #: Name/address: Telephone: Fax: Email:	6/17/14 AFFIDAVIT OF NON-COMPLIANCE OWNER HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698	ISSUED Date: 0/00/00	Private				
Respond to: Send to: Mail tracking #: Name/address: Telephone: Fax: Email:	7/01/14 BOARD COMPLIANCE HEARING NARRATIVE: 7/1/2014 DCEB Hearing - accepted Affidavit of Non-Compliance; Respondent not present.	COMPLETED 7/01/14	Private				7/10/14 7/10/14
Respond to: Send to: Mail tracking #: Name/address: Telephone: Fax: Email:	7/10/14 2ND ORDER OWNER HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698	ISSUED Date: 0/00/00	Private				
Respond to: Send to: Mail tracking #: Name/address: Telephone: Fax: Email:	3/15/18 REINSPECTION RSLT TEXT: REVIEW OF OLD CEB CASES FINDS THIS PROPERTY HAS BEEN COMPLETELY REHABBED AND VIOLATIONS CORRECTED. REVIEWED VIOLATIONS AND CHECKED FOR PERMITS WITH JOE MAY. A PERMIT WAS ISSUED ON 12-27-2016 TO COVER THE CITED VIOLATIONS. THIS DATE WILL BE USED AS THE COMPLIANCE DATE.	COMPLETED 3/15/18	Private	MICHAEL KEPTO			3/15/18 3/15/18 3/15/18 3/15/18
Respond to: Send to: Mail tracking #:	3/15/18 AFFIDAVIT OF COMPLIANCE OWNER	ISSUED Date: 0/00/00	Private				

CASE TYPE Parcel Number DISPOSITION DATE ESTABLISHED STATUS TENANT NAME TENANT NBR STATUS DATE

ADDRESS 22-28-15-23310-032-0040 Public 1/21/14 ACTIVE JOSEPH W MAY 1/21/14

STAGNANT WATER 1658 DOUGLAS AVE FL 34698
DUNEDIN Name/address: HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 4/02/18 ORDER OF COMPLIANCE ISSUED 4/02/18 Private
Date: 0/00/00

Respond to: OWNER
Send to: Mail tracking #: HILL, KRISTI S
Name/address: 1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 4/02/18 COMP LETTER - Daily Fines ISSUED 4/02/18 Private
Date: 0/00/00

Respond to: OWNER
Send to: Mail tracking #: HILL, KRISTI S
Name/address: 1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 4/03/18 BOARD COMPLIANCE HEARING COMPLETED 4/03/18 Private
NARRATIVE: 4/3/18: DCBB accepted Affidavit of Compliance. JM

VIOLATIONS: DATE 1/21/14 QTY CODE 1 LDC.SEC. 105-61.4.4 STATUS ACTIVE
DESCRIPTION MAINTENANCE OF VEGETATION
LOCATION: 105-61.4.4 - Maintenance of the Right-of-Way
(A) The owner of record and the occupant of properties abutting the right-of-way are responsible for the maintenance of vegetation and grass on PRIVATE PROPERTY and in abutting right-of-ways. Vegetation shall comply with all codes including visibility at intersections.
(B) Vegetation shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free of trash and debris. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical exposure, insects, disease, blight or other cause.
(C) Vegetation which is a hazard to public safety is prohibited in the right-of-way. Hazardous vegetation with

TOTAL TIME: 1.00

CASE HISTORY REPORT
CASE NUMBER 14-00000071

PROGRAM CE200L
CITY OF DUNEDIN, FLORIDA

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NAME TENANT NBR STATUS DATE

Parcel Number INSPECTOR 1/21/14 ACTIVE 1/21/14

STAGNANT WATER Public JOSEPH W MAY

22-28-15-23310-032-0040
1658 DOUGLAS AVE
DUNEDIN FL 34698

VIOLATIONS: DATE DESCRIPTION QTY CODE STATUS ACTIVE RESOLVED

1/21/14 MAINTENANCE OF VEGETATION 1 LDC.SEC. 105-61.4.4

LOCATION:

pronounced thorns such as Spanish Bayonet, Century Plant, Bougainvillea, and Lime Trees shall not be closer than two (2) feet to a sidewalk.

(D)Vegetation adjacent to public sidewalks and streets shall not encroach onto the sidewalk except that turf or turf grass and ground cover should be kept trimmed to the edge of the sidewalk or street surface. The branches of trees or other vegetation growing above any sidewalk shall provide a minimum clearance of eight (8) feet above grade.

(E) It shall be unlawful for any owner or occupant of property to allow on any property including the abutting right-of-way to remain any vegetation, turf or turf grass that violate this section.

NARRATIVE: Rear and side yard needs mowed and trimmed.

1/21/14 SWIMMING POOL MAINTENANCE 1 IPMC.SEC.303.1

LOCATION:

IPMC SECTION 303.1 SWIMMING POOLS
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

NARRATIVE: Stagnant water needs to be treated to clear it up.

FINES:

DESCRIPTION CHARGE PAID BILLED LIEN AMT LIEN PAID
ADMINISTRATIVE FEE/\$50.00 50.00 .00 .00 .00
DAILY NON-COMP FEE .00 .00 .00 .00
COURT RECORDING FEE 28.50 .00 .00 .00

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NBR	STATUS DATE
Parcel Number 22-28-15-23310-032-0040 1658 DOUGLAS AVE DUNEDIN FL 34698	Public	10/14/02	CASE CLOSED	10/31/02	

CASE DATA: 1ST INSPECTION DATE
NOV COMPLY BY DATE
2ND INSPECTION DATE
DATE NOV SIGNED/MAILED
STMT OF VIOL/BRD HEARING DATE
AFF COMP/NOV-REINSPE DATE
CEB INITIAL HEARING DATE
CEB VIOLATION COMPLIANCE DATE
DAILY FINE ASSESSED
ACCURED FINE TO DATE
INSPECTOR PHONE # (LAST 4 #S)
TYPE OF MAINTENANCE REQUIRED
TYPE OF ACCUMULATION

NARRATIVE: SEE IF FENCE WAS BUILT. (WDH) 10/14/02

NOTICE NAMES: TREMMEL, JANIS Z OWNER Public PRINT PIN# IN LETTERS: YES

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
10/11/02 1ST INSPECTION RQST TEXT: SEE IF FENCE WAS BUILT. (WDH) RSLT TEXT: FENCE WAS INSTALLED/PERMIT APPROVED, BUT NEVER PICKED UP. (WDH)	COMPLETED	10/11/02	Private	WILLIAM HOLENSTEIN	10/31/02	10/14/02

10/14/02 CONTRACT NOTICE LETTER
Respond to: OWNER
Mail tracking #: TREMMEL, JANIS Z
Name/address: 1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email:

10/28/02 REINSPECTION RQST TEXT: CHECK ON FENCE/DID OWNER CALL. (WDH) RSLT TEXT: FENCE PERMITS HAD NOT BEEN FINALED. (WDH)	COMPLETED	10/28/02	Private	WILLIAM HOLENSTEIN	10/31/02	10/31/02
10/28/02 *ERROR* NARRATIVE: CC (WDH)	COMPLETED	10/28/02	Private		10/31/02	TOTAL TIME: